112.0	0001	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	684,900 /	684,900
					USE VALUE:	684,900 /	684,900
					ASSESSED:	684,900 /	684,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		PHILEMON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CIPOLLE ROBERT F ETAL TR
Owner 2:	19 PHILEMON ST REALTY TRUST
Owner 3:	
Street 1:	19 PHILEMON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CIPOLLE LOUISE M -
Owner 2:	-
Street 1:	19 PHILEMON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,080 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Shingle Exterior and 1233 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11080.000	184,000	600	500,300	684,900
Total Card	0.254	184,000	600	500,300	684,900
Total Parcel	0.254	184,000	600	500,300	684,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 555.56 | /Parcel: 555.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 112.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	184,000	600	11,080.	500,300	684,900	684,900	Year End Roll	12/18/2019
2019	101	FV	166,700	0	11,080.	493,200	659,900	659,900	Year End Roll	1/3/2019
2018	101	FV	166,700	0	11,080.	378,800	545,500	545,500	Year End Roll	12/20/2017
2017	101	FV	166,700	0	11,080.	357,400	524,100	524,100	Year End Roll	1/3/2017
2016	101	FV	166,700	0	11,080.	328,800	495,500	495,500	Year End	1/4/2016
2015	101	FV	165,900	0	11,080.	307,400	473,300	473,300	Year End Roll	12/11/2014
2014	101	FV	165,900	0	11,080.	283,100	449,000	449,000	Year End Roll	12/16/2013
2013	101	FV	165,900	0	11,080.	283,100	449,000	449,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8665

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIPOLLE LOUISE	62396-37		8/5/2013	Convenience	1	No	No		
CIPOLLE DAVID F	41738-240		1/6/2004	Family	1	No	No		
	8045-82		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2008	133	Redo Kit	32,000			G9	GR FY09	mud room addition

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
3/3/2009	Measured	189	PATRIOT
2/3/2000	Meas/Inspect	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11080		Sq. Ft.	Site		0	70.	0.65	6			Topo	-5					500,345						500,300	

Total AC/HA: 0.25436 | Total SF/SM: 11080 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 500,345 | Spl Credit | Total: 500,300

USER DEFINED

User Acct	70951
GIS Ref	
GIS Ref	
Insp Date	11/30/18
!8665!	
Prior Id # 1:	70951
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	23:12:48

LAST REV

Date	Time
09/04/19	11:54:24
apro	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	84933
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	250046
Depreciation:	66012
Depreciated Total:	184034

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

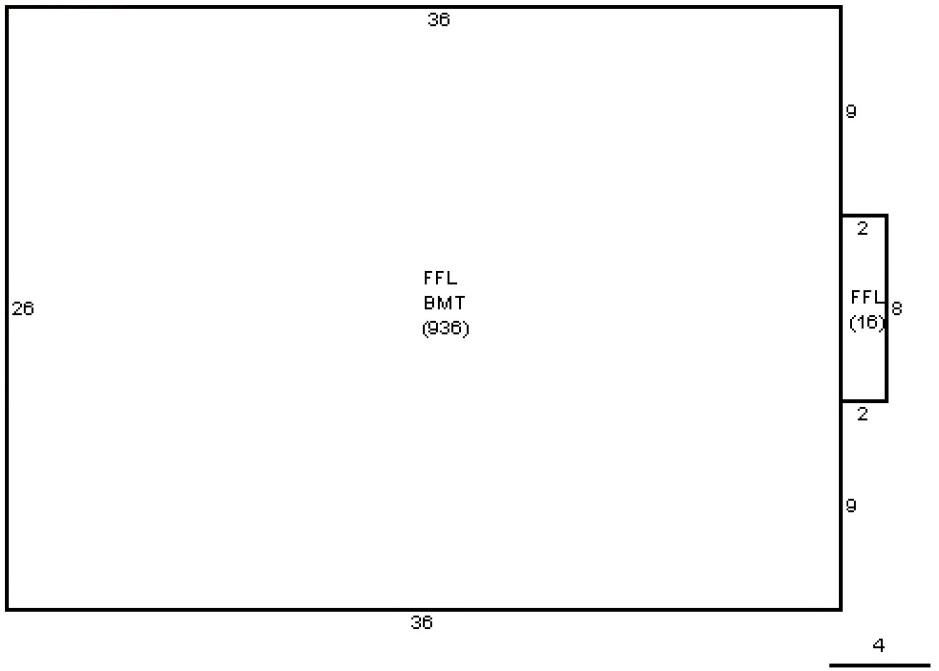
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	97.46
Final Total:	184000	Val/Su SzAd	193.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	952	128.240	122,082
BMT	Basement	936	45.970	43,031

Net Sketched Area:	1,888	Total:	165,113

Size Ad	952	Gross Are	1888	FinArea	1233

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 112.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	10X7	A	FR	1999	0.00	T	20	101						
19	Patio	D	Y	1	8X16	A	AV	2000	5.18	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600